

Town of Sodus Zoning Board of Appeals
10/27/2025

PRESENT

David Johnson – Chair
James Russell – Member
Kim Buell – Member
Ray Stacy - Ad Hoc
Sal Vittozzi – Member

ABSENT

John Hayslip - Vice Chair

GUESTS

Douglass Camp
Jody DeGross
Patric Russell
Tom Putnam
Ryan Phelps
Zack Taccone
Ty Taccone

David Johnson: It is 7:00, I will call the meeting to order. I'm going to state that the meeting is being recorded. Roll call: **David Johnson. James Russell. Kim Buell. Sal Vittozzi. Ray Stacy.** John Hayslip is absent.

David Johnson: I need a motion to have Ray Stacy sit in for John Hayslip.

Kim Buell: I'll make a motion. **James Russell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: I need a motion to approve the last month's meeting minutes.

James Russell: I'll make a motion. **Kim Buell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: For those who have not been to a meeting, each applicant will present their request, the Board will ask questions, and then public comment will be heard before a decision is made.

Application #13268 – Home Occupation – 5862 Richardson Road – Tom Putnam

Home Occupation to operate a firearms retail shop from an accessory structure attached to the residence by a breezeway. The Planning Board approved the site plan. The applicant has obtained all required state and federal firearms dealer certifications.

Public Comment: None.

David Johnson: I need a motion to approve. **James Russell:** I'll make a motion. **Kim Buell:** I'll second.

David Johnson: All in favor? All aye. Motion carried.

Application #13290 – Special Use Permit – East Side of Almekinder Lane off Route 104 – ZTT/JRT Enterprises, LLC

Outdoor equipment and vehicle storage yard with container storage. The Town of Sodus Planning Board approved the site plan and referred it to the Wayne County Planning Board, where it was denied due to lack of detail in the original submission. The applicants returned to this meeting with a hand-drawn site layout to provide additional clarity for the Zoning Board. The conditions below were set by the Zoning Board as part of this approval.

Conditions:

- Maximum 1.5 acres may be cleared without DEC permission; up to 6 acres may be cleared only with DEC (SPDES) and or wetland delineation and approval.
- Driveway shall be located along the west property line, 30ft wide.
- Maintain a 10ft wide vegetative buffer along the west property line.
- The front 0.5 acre, located 75ft back from the front property line, shall remain un-stoned and

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maintained as vegetative buffer.

- Parking and storage rows shall be located on the east side of the cleared area; total storage parking rows not to exceed 100 spaces, with individual spaces 12–14ft wide 50’ long starting at the property line.
- Up to 20 shipping containers, placed at the rear of the cleared area, 50ft from both side property lines.
- Up to five 40’ x 40’ concrete bulk material bunkers, located 10ft from the west property line.
- Outdoor lighting permitted; pole height not to exceed 15ft.
- No hazardous materials permitted on the site.

Public Comment: None.

David Johnson: I need a motion to approve with the conditions.

James Russell: I’ll make a motion. **Ray Stacy:** I’ll second. **David Johnson:** All in favor? All aye. Motion carried.

Application #13088 – Special Use Permit – Corner of Route 104 & Old Ridge Road – ALARSODUS, LLC (Ryan Phelps)

Display area and overflow parking for vehicle inventory only; no office or vehicle sales on site. Gravel surface. Advertising signage. Two gated driveways, one from Burlee Road and one from Ridge Road. Outdoor Lighting.

The Town of Sodus Planning Board approved the site plan and referred it to the Wayne County Planning Board, where it was denied due to lack of detail in the original submission. The applicant returned to the Wayne County Planning Board with a detailed professional site plan that was then approved by the County. The conditions below were set by the Zoning Board as part of this approval.

Conditions:

- Maximum of 30 vehicles permitted in the front display area.
- Maximum of 40 vehicles permitted in the rear overflow area.
- No vehicle sales may occur at this location.
- All lighting must be directed away from residential properties on Ridge Road.
- Security gate required at entrances.
- Signage must comply with Town Code.

Public Comment: Lighting direction and property security concerns were discussed and addressed.

David Johnson: I need a motion to approve with the conditions.

James Russell: I’ll make a motion. **Kim Buell:** I’ll second. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: If there is nothing further, I need a motion to adjourn.

Sal Vittozzi: I’ll make a motion.

Ray Stacy: I’ll second.

David Johnson: All in favor? All aye. Meeting adjourned at 8:42PM

Submitted by,
Chandra Jensen
Zoning Board Secretary